074.0	0005	0009.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	988,100	/	988,100
USE VALUE:	988,100	/	988,100
ASSESSED:	988,100	/	988,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		TWIN CIRCLE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KOSTOULAKOS NATHAN MITCHELL &
Owner 2:	KOSTOULAKOS LAUREN ANN
Owner 3:	
Street 1:	40 TWIN CIR DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LAI YUNG-HSIANG & CHING-LI -
Owner 2:	-
Street 1:	40 TWIN CIR DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .381 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1961, having primarily Wood Shingle Exterior and 2138 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	16594.000	345,600		642,500	988,100
Total Card	0.381	345,600		642,500	988,100
Total Parcel	0.381	345,600		642,500	988,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 462.27 | /Parcel: 462.27

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 46916

GIS Ref

GIS Ref

Insp Date 12/08/08

!6215!

PREVIOUS ASSESSMENT

Parcel ID 074.0-0005-0009.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	345,600	0	16,594.	642,500	988,100		Year end	12/23/2021
2021	101	FV	345,600	0	16,594.	642,500	988,100		Year End Roll	12/10/2020
2020	101	FV	345,600	0	16,594.	642,500	988,100	988,100	Year End Roll	12/18/2019
2019	101	FV	281,100	0	16,594.	651,700	932,800	932,800	Year End Roll	1/3/2019
2018	101	FV	281,100	0	16,594.	486,400	767,500	767,500	Year End Roll	12/20/2017
2017	101	FV	281,100	0	16,594.	440,600	721,700	721,700	Year End Roll	1/3/2017
2016	101	FV	281,100	0	16,594.	422,200	703,300	703,300	Year End	1/4/2016
2015	101	FV	252,900	0	16,594.	357,900	610,800	610,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:31:08

LAST REV

Date	Time
08/22/16	07:44:03
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6215

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAI YUNG-HSIANG	62032-496		6/17/2013		600,000	No	No		
	12399-471		3/21/1973		47,000	No	No		N

USER DEFINED

Prior Id # 1:	46916
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/1/2015	841	Solar Pa	41,600		7/1/2015			Install 32 solar p
10/17/2012	1341		10,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2015	Permit Insp	PC	PHIL C
4/18/2013	Info Fm Prmt	EMK	Ellen K
12/8/2008	Meas/Inspect	189	PATRIOT
11/9/1999	Inspected	267	PATRIOT
11/5/1999	Mailer Sent		
10/14/1999	Measured	263	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16594		Sq. Ft.	Site		0	70.	0.55	5									642,470						642,500	

Total AC/HA:	0.38095	Total SF/SM:	16594	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 642,470	Spl Credit	Total: 642,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	8	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99237603
Adj $ / SQ:	127.272
Other Features:	92000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	424601
Depreciation:	78976
Depreciated Total:	345625

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

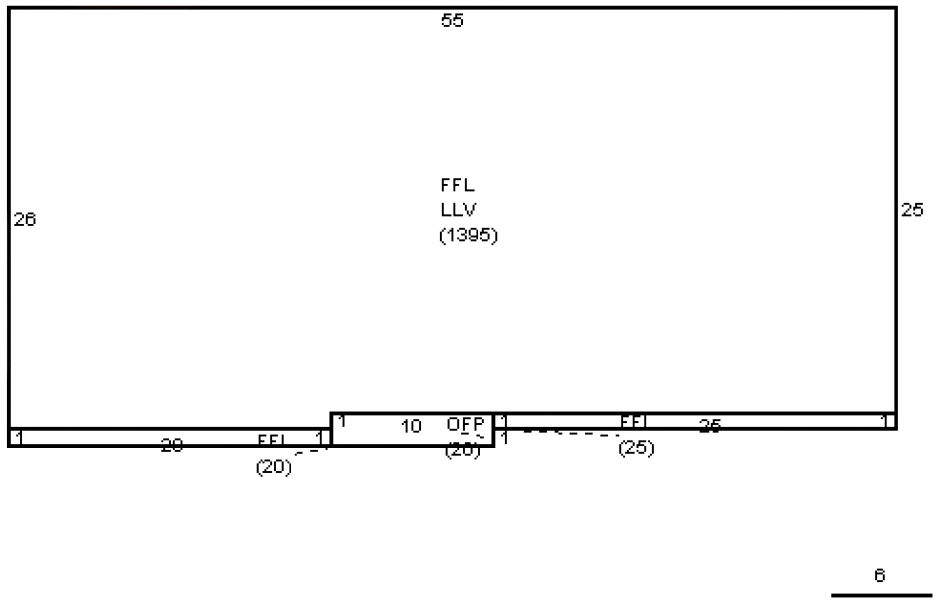
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	140.00
Special Features:	0	Val/Su Net:	121.05
Final Total:	345600	Val/Su SzAd	240.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,440	127.270	183,272
LLV	Lower Level	1,395	78.750	109,856
OFP	Open Porch	20	43.660	873
	Net Sketched Area:	2,855	Total:	294,001
Size Ad	1440	Gross Area	2855	FinArea 2138

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 074.0-0005-0009.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: